



House of Representatives

General Assembly

File No. 170

February Session, 2018

Substitute House Bill No. 5182

House of Representatives, April 4, 2018

The Committee on Planning and Development reported through REP. LEMAR of the 96th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING THE ASSESSMENT OF CERTAIN FEES BY BUILDING OFFICIALS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 29-254a of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2018*):

3 (a) Any person who violates any provision of the State Building
4 Code shall be fined not less than two hundred dollars or more than
5 one thousand dollars or imprisoned not more than six months, or both.

6 (b) Any person who commences work on a building or structure or
7 electrical, gas, mechanical or plumbing system before obtaining the
8 necessary permits may be subject to a fee established by the building
9 official of the municipality in which such unpermitted work was
10 commenced that shall be in addition to the required permit fees. Such
11 fee shall not exceed twice the amount of the required permit fees.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>July 1, 2018</i>	29-254a
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PD *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 19 \$	FY 20 \$
All Municipalities	Revenue Gain	Potential Minimal	Potential Minimal

Explanation

The bill results in a potential revenue gain to municipalities by allowing them to establish fees for contractors who commence work without obtaining necessary permits. The revenue gain will vary based on the fees established by municipalities but is expected to be minimal. As an example, the City of Stamford currently issues between 50 and 100 stop work orders per year for such contractors.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to the number of fees issued.

OLR Bill Analysis**sHB 5182*****AN ACT CONCERNING THE ASSESSMENT OF CERTAIN FEES BY BUILDING OFFICIALS.*****SUMMARY**

This bill allows municipalities to impose a fee on individuals who work on a building, structure, or electrical, gas, mechanical, or plumbing system before obtaining a required building permit. The local building official may establish the fee, but (1) its amount cannot exceed twice the required permit fees and (2) it must be assessed in addition to the required permit fee.

Under existing law, unchanged by the bill, (1) local building officials may issue a stop work order whenever someone commences work without a required building permit and (2) a municipality's legal counsel may commence an action in Superior Court against anyone who violates the state building code (a violation of which is punishable by a fine of \$200 to \$1,000, six months imprisonment, or both).

EFFECTIVE DATE: July 1, 2018

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable Substitute

Yea 22 Nay 0 (03/16/2018)